

# TO LET RETAIL

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## Retail Unit

19W, Bank Street  
IRVINE,  
KA12 0AJ

Ref :- G2007435

Rent :- £16,500 per annum (plus VAT)

NIA: 80.61 m<sup>2</sup> (868 ft<sup>2</sup>) approximately

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888 or

[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)

## Location

Irvine has a population of approximately 34,000 and is the commercial and administrative centre for North Ayrshire.

Located 25 miles south west of Glasgow and 15 miles north of Ayr, the town benefits from good road and rail connections to the central belt of Scotland.

The economy is diverse including retail, manufacturing and a broad base service sector.

This ground floor property is located in the centre of Irvine close to all town centre amenities and main bus routes. East Road public car park is situated directly to the rear of the property.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

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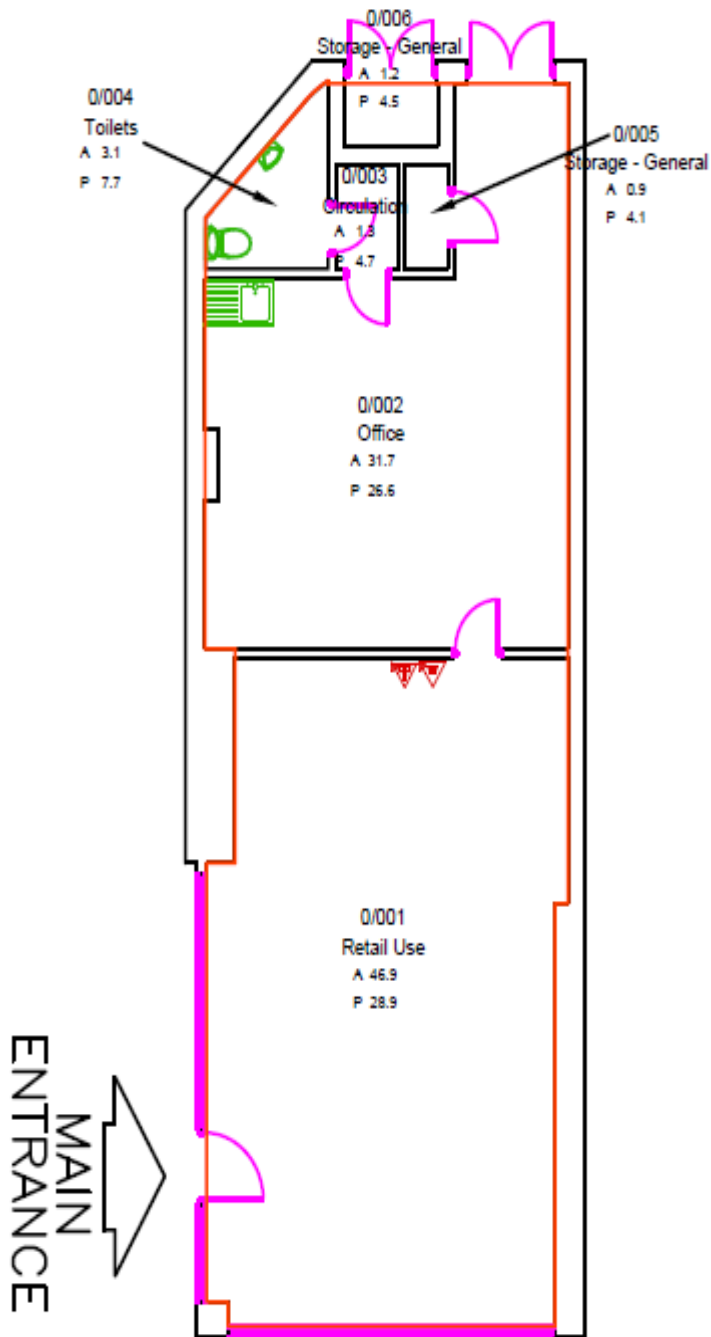
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### Description

Unit 19W is located on the ground floor of a three storey block consisting of a mixture of Local Authority and private residences. The property benefits from a modern, full height double-glazed corner frontage. The accommodation comprises an open plan retail/café area, rear former kitchen area and WC facilities. Rear doors lead to an externally accessed private bin store and the East Road public car park. It should be noted that the property requires refurbishment and/or extensive fit out prior to occupation. The property is being let as seen.

### Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the area to be as follows:-

NIA: 80.61 sq m (868 sq ft)

ITZA: 64.17 sq m (691 sq ft)

### Lease Terms

The property is available to lease on full repairing and insuring terms for a period to be agreed.

Offers in excess of £16,500 per annum exclusive are invited.

### Rates

The Rateable Value is £15,800 as listed on the [Scottish Assessors' Association](#) website.

The Uniform Business Rate for the financial year 2018/2019 is 48p excluding water and sewerage charges.

[Click here for Business Rates information](#)

### VAT

All rents, rates, etc. are quoted exclusive of VAT.

### Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is G

### Legal Costs

The ingoing tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

### Town Planning

19W Bank Street is in an area zoned as town centre and is within the Irvine Town Centre Conservation Area. The subjects have previously been used for cafe and retail purposes.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

☎ 01294 324319 or [planning@north-ayrshire.gov.uk](mailto:planning@north-ayrshire.gov.uk)

### Viewing by appointment with:-

North Ayrshire Council - Estates Section

Cunninghame House

IRVINE KA12 8EE

☎ 01294 324888

